093.0	0006	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,600 /	683,600
					USE VALUE:	683,600 /	683,600
					ASSESSED:	683,600 /	683,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VONGOELER JOHN F
Owner 2:	
Owner 3:	
Street 1:	182 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STRAUSBAUGH ELIZABETH -
Owner 2:	VONGOELER JOHN F -
Street 1:	182 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,772 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 1800 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4772.000	286,200	3,200	394,200	683,600
Total Card	0.110	286,200	3,200	394,200	683,600
Total Parcel	0.110	286,200	3,200	394,200	683,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.73 | /Parcel: 379.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60846
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!7658!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,200	3200	4,772.	394,200	683,600	683,600	Year End Roll	12/18/2019
2019	101	FV	226,500	0	4,772.	399,800	626,300	626,300	Year End Roll	1/3/2019
2018	101	FV	226,500	0	4,772.	298,500	525,000	525,000	Year End Roll	12/20/2017
2017	101	FV	226,500	0	4,772.	270,300	496,800	496,800	Year End Roll	1/3/2017
2016	101	FV	226,500	0	4,772.	259,100	485,600	485,600	Year End	1/4/2016
2015	101	FV	213,900	0	4,772.	219,600	433,500	433,500	Year End Roll	12/11/2014
2014	101	FV	213,900	0	4,772.	208,400	422,300	422,300	Year End Roll	12/16/2013
2013	101	FV	213,900	0	4,772.	198,200	412,100	412,100		12/13/2012

PRINT

Date	Time
12/10/20	22:16:28

LAST REV

Date	Time
06/25/19	10:59:06
apro	
7658	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRAUSBAUGH ELI	43366-553		7/28/2004	Family	1	No	No		
SIMMONS JOHN L/	37195-214		11/27/2002		380,000	No	No		
HORSMAN STEVEN	33189-174		7/2/2001		360,700	No	No		
HORSMAN VERA M	30946-435		12/10/1999	Family	99	No	No		
HORSMAN VERA M	24054-177		12/17/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2009	1179	Re-Roof	12,495					

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
5/1/2009	Inspected	372	PATRIOT
4/6/2009	Measured	197	PATRIOT
2/9/2003	MLS	MM	Mary M
10/2/2001	MLS	MM	Mary M
3/8/2000	Inspected	264	PATRIOT
1/27/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4772		Sq. Ft.	Site		0	70.	1.18	5									394,211						394,200	

Total AC/HA:	0.10955	Total SF/SM:	4772	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	394,211	Spl Credit		Total:	394,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33137572
Const Adj.:	0.99485052
Adj $ / SQ:	172.188
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414711
Depreciation:	128560
Depreciated Total:	286150

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB		

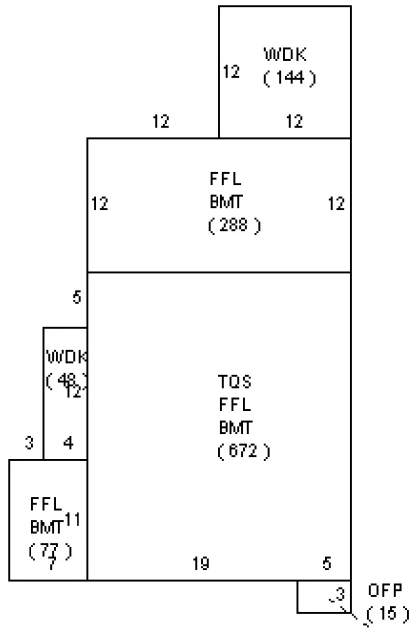
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.19
Special Features:	0	Val/Su Net:	102.76
Final Total:	286200	Val/Su SzAd	185.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,037	60.050	62,272
FFL	First Floor	1,037	172.190	178,559
TQS	3/4 Story	504	172.190	86,783
WDK	Deck	192	11.150	2,141
OFP	Open Porch	15	43.770	657
	Net Sketched Area:	2,785	Total:	330,412
Size Ad	1541	Gross Are	2953	FinArea 1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
3	Garage	D	Y	1	12X25	F	FR	1928	21.00	T	50	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200